

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	4819 S Umatilla Avenue, Boise, ID 83709	Order ID	6794032	Property ID	28625751
Inspection Date	08/07/2020	Date of Report	08/09/2020		
Loan Number	41480	APN	R4221301570		
Borrower Name	Catamount Properties 2018 LLC	County	Ada		

Tracking IDs					
Order Tracking ID	20200807_BPOs	Tracking ID 1	20200807_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	MCCULLOUGH FLOYD NOAH SR	Physical depreciation is limited to wear and tear on the systems of the home. The home shows good maintenance and condition for it's age. no signs of any repairs and all deferred maintenance has been completed as needed. Front yard is only dirt as the yard is dried up and the back yard is dead also. interior pictures of interior show the home maintained with some updating completed awhile ago but some things need updating like bathrooms and kitchen. has a newer roof and HVAC system in the last 3 years.
R. E. Taxes	\$2,026	
Assessed Value	\$327,900	
Zoning Classification	RESIDENTIAL	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(STICKER INSIDE PROPERTY WINDOW STATED PROPERTY IS VACANT AND NO TRESPASSING)		
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Subject property is located on a golf course and by many different schools, in the area and is a traditional style home located in a neighborhood made up of homes typically built in the last 65 years
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$247,500 High: \$504,000	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4819 S Umatilla Avenue	7261 Modoc St	6977 Amity	2211 Janeen
City, State	Boise, ID	Boise, ID	Boise, ID	Boise, ID
Zip Code	83709	83709	83709	83709
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	0.25 ¹	1.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$334,000	\$424,900	\$496,000
List Price \$	--	\$334,000	\$399,900	\$496,000
Original List Date		03/27/2020	07/01/2020	07/17/2020
DOM · Cumulative DOM	-- · --	101 · 135	38 · 39	22 · 23
Age (# of years)	44	44	39	64
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Golf Course	Beneficial ; Golf Course	Beneficial ; Golf Course	Neutral ; Residential
View	Beneficial ; Golf Course	Neutral ; Residential	Beneficial ; Golf Course	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,367	1,920	1,988	2,030
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	4 · 3	3 · 3 · 1
Total Room #	7	6	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 5+ Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.20 acres	0.21 acres	0.29 acres
Other	DECK	SHED	SHED	SHOP,

* Listing 2 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Split bedroom plan, light bright living room with vaulted ceilings, double sided rock fireplace, sunny kitchen with breakfast bar, eating area opens to outside covered patio. South facing back yard with mature trees.
- Listing 2** scenic views of the course from, larger interior windows throughout, or from your back patio off the master suite. Updated Furnace, A/C unit, & Water Heater. New roof and freshly painted. Beautiful landscaping which includes both an apricot & apple tree. Wood burning fireplace. Spacious 2 car garage.
- Listing 3** completely renovated, mid-century home, 2023 sq ft, w massive (almost 3,000 sq ft) attached shop & finished garages, 9 car capability. Home has 3 large bdrms and 3.5 remodeled bathrooms. 2018-19 new: roof, AC, insulation, driveway, hardwood floors, carpet, exterior/interior paint, and windows. 2018 new kitchen w new: cabinets, countertops & stainless appliances, Attached shop has 220V

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4819 S Umatilla Avenue	6870 Desert Ave	5130 Silver Spur	2903 Laurelhurst Dr
City, State	Boise, ID	Boise, ID	Boise, ID	Boise, ID
Zip Code	83709	83709	83709	83705
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.76 ¹	1.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$389,900	\$419,900	\$425,000
List Price \$	--	\$389,900	\$419,900	\$425,000
Sale Price \$	--	\$383,000	\$407,500	\$430,000
Type of Financing	--	Cash	Va	Conventional
Date of Sale	--	02/12/2020	03/31/2020	05/22/2020
DOM · Cumulative DOM	-- · --	23 · 35	8 · 39	4 · 30
Age (# of years)	44	44	44	49
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Golf Course	Beneficial ; Golf Course	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Golf Course	Beneficial ; Golf Course	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	2 Stories CONVENTIONAL	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,367	2,278	2,195	2,072
Bdrm · Bths · ½ Bths	3 · 2 · 1	6 · 3	4 · 3	4 · 3
Total Room #	7	10	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.20 acres	0.41 acres	0.23 acres
Other	DECK	SHED	SHED	NONE
Net Adjustment	--	-\$3,716	-\$23,022	-\$8,650
Adjusted Price	--	\$379,284	\$384,478	\$421,350

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** groomed interior, redeemed to perfection. Elegant upgrades include: Hardwood, Granite, Custom Travertine Tile, Wood Fireplace, Stainless Steel Appliances & Main Level Master Suite. overlooking the 3rd Green of Indian Lakes Golf Course . ADJUSTMENTS: acreage(2614), beds(-9000), sq ft(2670)
- Sold 2** RV parking and room for a shop. The kitchen features a huge island, granite counter tops, SS appliances- complete with double ovens, beautiful custom cabinets, and a dishwasher you can start from your phone. new carpet, paint, luxury vinyl plank flooring. 20x20 concrete patio. ADJUSTMENTS: acreage(-15,682), beds(-3000), sq ft(5160), remodeled(-9500)
- Sold 3** Brand new flooring, AC, furnace, roof, windows, paint, plumbing, electrical & more. Nearly 1/4 acre, fully fenced, lovely yard on charming, quiet street just around corner from the beautiful Hill crest Golf Course. ADJUSTMENTS: beds(-3000), sq ft(8850), concessions(-5000), remodeled(-9500)

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				property was listed for 45 days and the listing was cancelled due to over priced listing at that time.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
10/08/2019	\$424,900	11/22/2019	\$422,000	Cancelled	11/22/2019	\$422,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$385,500	\$385,500
Sales Price	\$380,000	\$380,000
30 Day Price	\$370,000	--
Comments Regarding Pricing Strategy		
<p>Sale comp #1 shows the best support for final value conclusion. Overall it has the most similar characteristics and amenities to the subject property. I have searched a distance up to 1 mile, gla +/- 20% sq ft, similar lot size, up to 3 months in time. There were only 2 comparable sales and 2 listings available. Therefore I had to exceed guideline parameters and search up to 2 miles, and back 6 Months. No other sales data that matched gla, lot size or condition were considered applicable in regards to distance to subject, 3 month date of sale parameter, 90 DOM requirement, and still be within 15% tolerance range. Therefore, I was forced to use what was available and the comparables sales selected were considered to be the best available.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 7261 MODOC ST
Boise, ID 83709



Front

L2 6977 AMITY
Boise, ID 83709



Front

L3 2211 JANEEN
Boise, ID 83709



Front

Sales Photos

S1 6870 DESERT AVE
Boise, ID 83709



Front

S2 5130 SILVER SPUR
Boise, ID 83709



Front

S3 2903 LAURELHURST DR
Boise, ID 83705



Front

ClearMaps Addendum

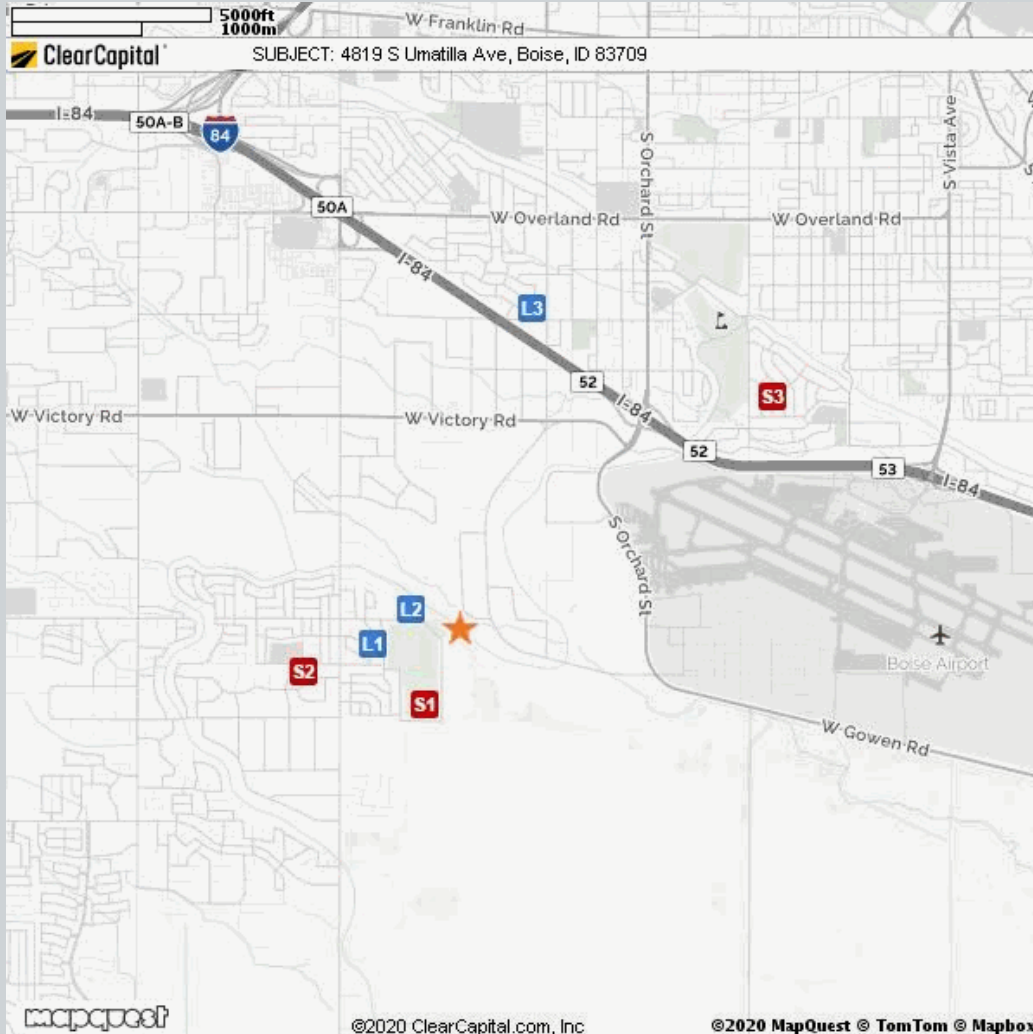
Address ★ 4819 S Umatilla Avenue, Boise, ID 83709

Loan Number 41480

Suggested List \$385,500

Suggested Repaired \$385,500

Sale \$380,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4819 S Umatilla Ave, Boise, ID	--	Parcel Match
L1 Listing 1	7261 Modoc St, Boise, ID	0.40 Miles ¹	Parcel Match
L2 Listing 2	6977 Amity, Boise, ID	0.25 Miles ¹	Parcel Match
L3 Listing 3	2211 Janeen, Boise, ID	1.67 Miles ¹	Parcel Match
S1 Sold 1	6870 Desert Ave, Boise, ID	0.37 Miles ¹	Parcel Match
S2 Sold 2	5130 Silver Spur, Boise, ID	0.76 Miles ¹	Parcel Match
S3 Sold 3	2903 Laurelhurst Dr, Boise, ID	1.98 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Mary Walters	Company/Brokerage	Keller Williams Realty Boise
License No	AB29532	Address	5312 S Valley St Boise ID 83709
License Expiration	12/31/2020	License State	ID
Phone	2087247478	Email	msasee2002@msn.com
Broker Distance to Subject	2.98 miles	Date Signed	08/08/2020

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

Unless the broker is licensed under the Idaho Real Estate Appraisers Act, Chapter 41, Title 54, Idaho Code, this report is not intended to meet the uniform standard of professional appraisal practice. It is not intended to be an appraisal of the market value of the property, and if an appraisal is desired, the services of a licensed or certified appraiser should be obtained.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.